

# ADDENDUM A

## MUNICIPAL GROWTH ELEMENT

### Introduction

1. The Municipal Growth Element (MGE) is one of two new elements in the Centreville Comprehensive Plan developed specifically to meet the requirements of Maryland House Bill 1141. The MGE specifies where Centreville intends to grow outside its existing corporate limits. It also discusses how the Town intends to address services, infrastructure, and environmental protection needs within the designated Growth Area.
2. The Municipal Growth Element for the Centreville Comprehensive Plan presents land consumption analysis and impacts on public facilities that will be due to the expected population increase from 2,660 in 2005 to 6,110 residents by 2030. This increase in population is expected to have a substantial effect on the development pattern within the current Town boundaries and those areas designated as growth areas. As the population and housing units increase, there will also be growth in demand for increased services and facilities. Water and wastewater facilities will need to be expanded. Pressures on the County school system will be created. Open spaces will need to be created either by municipal purchase or as a result of dedication through approval of development plans. Municipal services to accommodate the increase in population will have to be funded by the Town or other sources. Future growth in the County and Centreville will require multi-jurisdictional strategies to address such issues as school capacity, demands on emergency services, public infrastructure and transportation facilities.

### Population: Past Growth Trends and Patterns

1. The Town of Centreville is relatively compact in development and maintains a small town character and historic growth pattern. More recent developments in the Town's 227 year history have been located on the northern, eastern and southern periphery along routes 213 and 304. Tables A-1 and A-2 (also provided in Chapter 2 - Community Profile) show the historical population growth of the Town of Centreville, the surrounding area (Election District 3), and Queen Anne's County. The population growth of the Town has been highly variable over past decades with periods of decline intermixed with periods of growth.
2. In the 1930s the entire County saw a decrease in population. Overall County growth during the 1940s was very modest but Centreville expanded during that period by more than 50 percent. During the 1950s and 1960s County growth began to increase substantially but growth in and around Centreville was fairly stagnant. In the 1970s the County experienced a major population increase while Election District 3 and Centreville grew at more modest rates. Between 1980 and 1990 the County's strong growth continued with population increases in Election District 3 also continuing to accelerate. However, Centreville's growth rate was decreasing during this same time period. From 1990 to 2000, the County growth rate slowed while the Election District 3's rate doubled. Centreville's population actually decreased during this same period. Between 2000 and 2005, the County growth rate slowed, while Centreville experienced an unprecedented rate of growth. Population increased more in this five-year period than during any decade since 1930 except the post-war era of 1940-1950. Table A-1 shows that as other parts of the County have experienced more growth, Centreville's share of the County's total

population has been decreasing from about 11 percent in 1960 to 5 percent in 2000. Between 1950 and 1980 the Town typically maintained about 50 percent of the Election District's total population. It appears that this percentage began slipping in the 1980s as residential development was increasing in the unincorporated areas around Centreville at a rate greater than was occurring in the Town. Between 2000 and 2005, however, the Town's share of the County's population increased from 4.9% to 5.8%.

3. Table A-2 shows estimates of population growth rates. Between 2000 and 2005, it is estimated that the Town grew by about 690 persons or about 35%. The County grew by an estimated 5,049 persons during the same period or about 12.4%. The figures in Table A-1, A-2, and A-3 (except for 2005 data) are estimates from the U.S. Census Bureau. Actual population counts will not be available until the next census in the year 2010.
4. In summary, prior to 2005, it appeared that population growth in the Town was not keeping pace with the growth of the unincorporated area around Centreville or the County as a whole. However, the growth rate in the last five years has increased significantly at 35%, outpacing the County, which grew at a rate of 12.4%.

**TABLE A-1**  
**Population Trends**

	1930	1940	1950	1960	1970	1980	1990	2000	2005*
Queen Anne's County	14,571	14,476	14,579	16,569	18,422	25,508	33,953	40,563	45,612
Election District 3	3,502	3,287	3,362	3,591	3,564	4,025	4,467	5,572	N/A
Town of Centreville	1,291	1,141	1,804	1,863	1,853	2,018	2,097	1,970	2,660

Source: Census of Population US Department of Commerce Bureau of the Census

\*2005 Population estimate based on Maryland State Planning Office.

**TABLE A-2**  
**Population Growth Rates**

	1930 to 1940	1940 to 1950	1950 to 1960	1960 to 1970	1970 to 1980	1980 to 1990	1990 to 2000	2000 to 2005
Queen Anne's County	-0.7%	0.7%	13.7%	11.2%	38.5%	33.1%	19.5%	12.4%
Election District 3	-6.1%	2.3%	6.8%	-0.8%	12.9%	11.0%	24.7%	N/A
Town of Centreville	-11.6%	58.1%	3.3%	-0.5%	8.9%	3.9%	-6.1%	35.0%

## **Determining Land Needs in Centreville**

### **Population Projections**

1. For the purposes of this 2009 Plan, a methodology that maintains the Town's recent growth trends (2000 to 2005) was used in projecting population. The projection method uses average persons per year over a five-year period and projects that trend to the year 2030. Between 2000 and 2005, the population growth is estimated to have averaged about 138 additional persons each year and 690 persons per five-year increments. Using the 2005 Maryland Department of Planning estimate as a starting point, Centreville's population will have increased by 3,450 persons over the twenty-five year period from 2005 to 2030, which is about a 130% increase. This projection methodology assumes that the high growth increase and trends experienced from 2000 to 2005 will continue.

**TABLE A-3**  
**Population Projections**

	2005	2010	2015	2020	2025	2030
Population	2,660	3,350	4,040	4,730	5,420	6,110

**Infill & Redevelopment Capacity Analysis**

1. Table A-4 represents the calculation of dwelling units capable of being placed on each Infill Area. From the total gross acreage of each parcel, a deduction was made for the presence of forested land, wetlands, floodplains, and streams. The resulting net acreage was then multiplied by 3.5 dwellings per acre (with the exception of Infill Area 1 for which 8.0 dwellings per acre was used) to achieve a total of dwelling units per parcel, resulting in 731 additional housing units and additional population of 1,754. Figures 11 and 12 in Chapter 4 illustrate the locations of Infill Areas.

**TABLE A-4**  
**Infill Area**

	Gross Acres	Sensitive Acres	Net Acres	Density (du/ac)	Housing Units	Population (2.4/du)
Infill Area One	66	30	36	8.0	288	691
Infill Area Two	44	9	35	3.5	122	293
Infill Area Three	43	17	26	3.5	91	218
Infill Area Four	39	16	23	3.5	80	192
Infill Area Five	61	18	43	3.5	150	360
<b>TOTAL</b>	<b>253</b>	<b>90</b>	<b>163</b>		<b>731</b>	<b>1754</b>

2. The results of this analysis show that there is insufficient land capacity within the existing Town limits for the Town of Centreville's projected growth of an additional **3,450 people or 1,437 households** by 2030. The promotion of infill development on existing Town parcels and the redevelopment of declining properties should be ongoing. While these in-town parcels will not supply enough land for all future growth, they will contribute to growth accommodation, with land that is already served with adequate infrastructure and services. However, it will be necessary to expand the confines of Centreville to accommodate populations that have been projected to occur in and around the Town.

**Growth Area Capacity Analysis**

1. Table A-5 represents the calculation of dwelling units capable of being placed on each Growth Area. From the total gross acreage of each parcel, a deduction was made for the presence of forested land, wetlands, floodplains, and streams. The resulting net acreage was then multiplied by 3.5 dwellings per acre to achieve a total of dwelling units per parcel, resulting in 4,967 additional housing units and additional population of 11,921. Figures 11 and 12 illustrate the locations of Growth Areas.

**TABLE A-5  
Growth Area**

	Gross Acres	Sensitive Acres	Net Acres	Density (du/ac)	Housing Units	Population (2.4/du)
Growth Area One	281	72	209	3.5	731	1754
Growth Area Two	86	33	53	3.5	185	444
Growth Area Three	102	3	99	3.5	346	830
Growth Area Four	341	50	291	3.5	1018	2443
Growth Area Five	294	48	246	3.5	861	2066
Growth Area Six	109	18	91	3.5	318	763
Growth Area Seven	202	55	147	3.5	514	1234
Growth Area Eight	169	9	160	3.5	560	1344
Growth Area Nine	136	12	124	3.5	434	1042
<b>TOTAL</b>	<b>1720</b>	<b>300</b>	<b>1420</b>		<b>4967</b>	<b>11,921</b>

**Total Additional Land Needs**

1. The population increase of 3,450 expected within the timeframe of this Comprehensive Plan will require 1,437 additional dwelling units. A total additional land area of 410 acres is needed to accommodate this future residential growth. Of that, 253 acres or almost 62 percent, of the required land will lie within present town boundaries, and 157 acres, or 38 percent, is to be annexed.

**Annexation Plan**

**Recommended Future Growth Areas to Be Annexed**

1. The Growth Areas generally include parcels of land contiguous to the east and west sides of the current Town boundaries (see Figure 12 in Chapter 4). It is anticipated that growth pressures will occur, for the most part, on the Rte. 301 side of Centreville, due to the multiple road connections. Most of the Growth Areas are in this area. Current growth patterns in and near the Town support this premise. The Town anticipates a phased approach to annexation: phase one would include Growth Areas 1, 2, 4, 6, and 8; phase two Growth Areas, numbers 3, 5, 7, and 9, would be annexed subsequently. Emphasis has been placed on including parcels that are adjacent to existing communities where the pattern of Town development could readily be extended. An example would be Growth Area 1 north of Hope Road (Rte. 305) where the adjacent grid street pattern could be replicated, if not extended. Included in the Growth Areas are two parcels which will not contribute to residential growth, but are added because they are already in use and should be incorporated into the Town boundary. The school property on Rte. 304 containing the County high school and the middle school is a logical extension geographically and is already connected to the Town's water and wastewater systems. The other parcel is the Town's wastewater spray irrigation site on the north side of Hope Road (Rte. 305). This use of the property is not expected to change during the planning period of this Plan.
2. All of the Growth Areas are designated as future Planned Unit Developments (PUDs) which, according to Chapter 4, are intended to include a variety of housing types with limited commercial development. In addition, the projected impacts of the development of these Growth Areas found later in this chapter are based on potential residential dwelling units. The Town recognizes, however, that other potential uses, such as recreational, institutional, industrial and commercial uses may be appropriate for a particular Growth Area. Each annexation request, residential or otherwise, will be considered on its own merits and will be considered in conjunction with the goals and policies of this chapter as well as consistency with the overall Community Plan.

### **Annexation Goals**

1. Orderly, phased development should be accomplished through the annexation process, whereby, areas shown for expansion become part of the town. Centreville has defined and articulated several reasons for annexation of these areas including:
  - Protecting Centreville's unique identity by controlling the quality of development occurring in and around the Town;
  - Requiring development site design that focuses on "place-making" and smart growth principles;
  - Ensuring that new development is in scale and harmony with the existing community character;
  - Enabling and requiring Smart Growth densities for new development;
  - Requiring appropriate stormwater Best Management Practices (BMP's) to enhance and protect water quality in area stream systems;
  - Minimizing the future development of on lot septic systems in areas surrounding the town.
  - Ensuring an adequate tax base providing sufficient public services to residents.
  - Areas should develop outward from Town center with logical extension of utilities.
  - Growth Areas should be subject to annexation and be developed as PUD.
  - Future roads should be integrated into new development plans.
  - Greenways should be reserved and developed with new communities.
  - Rte. 304 Mixed-Use corridor should be preserved as a focal area for uses on frontage road (see Mixed-Use Corridor section in Chapter 4).
  - In order to maximize use of available lands, future residential densities in the Growth Areas should be a minimum of 3.5 dwelling units or more per acre.

### **Annexation Criteria & Policies**

1. All of the designated Growth Areas in this Plan are within the Queen Anne's County Comprehensive Plan Growth Areas boundaries. Map LU-2 of the County Plan of 2002 illustrates the County-wide areas targeted for future growth. By virtue of that designation, the Town's Growth Areas are eligible to be included in the Maryland Priority Funding Areas, as established by the Smart Growth legislation of 1997. Multiple criteria must be met, including areas that reflect a long-term policy for promoting an orderly expansion of growth and an efficient use of land and public services, areas that have existing or planned water and sewer systems, and areas that have a permitted density of 3.5 or more units per acre for new residential development. It is the intent of Centreville to be able to participate in the multiple sources of the State's Priority Funding Program for the Growth Areas. One of the key requirements is maintaining a projected density of 3.5 dwellings per acre, a density that has been used in the calculations of Tables A-4 and A-5. The Town should ensure that as annexations occur the official Priority Funding Area maps are certified by the Maryland Department of Planning. Current Priority Funding Areas are depicted on Figure 3 (Centreville Planning Area).
2. Properties designated within the mapped municipal growth area will be considered candidate areas eligible for future annexation. This policy includes small properties where annexations will be undertaken to clarify boundaries, prevent "enclaves," and/or extend service to areas in need of municipal services for health or safety reasons when such services can be provided by the Town.
3. Prior to annexing any land area not included in the Growth Area, the town will first consider appropriate amendments to this Comprehensive Plan and will follow the procedural requirements for comprehensive plan amendments and annexation established in State law (Articles 66B and 23A), including those of Maryland House Bill 1141. This will ensure that the proposed annexation is consistent with the goals and objectives of this Comprehensive Plan, that appropriate consideration has been given to the adequacy of public facilities and services,

and that County and State agencies are afforded an opportunity to comment on the proceedings. In addition, the following annexation policies will apply to future annexations:

- Proposed annexation areas will be economically self-sufficient and will not result in larger municipal expenditures than anticipated revenues, which would indirectly burden existing town residents with the costs of services or facilities to support the area annexed.
  - The costs of providing roads, utilities, parks, other community services will be borne by those gaining value from such facilities through either income, profits, or participation.
  - Specific conditions of annexation will be made legally binding in an executed annexation agreement. Such agreements will address, among other things, consistency with the goals, objectives and recommendations contained in the Centreville Community Plan, zoning and development expectations, responsibility for appropriate studies, and preliminary agreements concerning responsibilities for the cost of facilities and services provided by the town. These preliminary agreements may be further revised in a Developers Rights and Responsibility Agreement (DRRA).
  - For annexations involving larger parcels of land, the town may require appropriate impact studies, including a fiscal impact study and an environmental impact assessment that addresses the potential impact of the proposed annexation and planned development on the environment of the site and surrounding area.
  - If considered necessary or appropriate, applicants for annexation shall pay the cost of completing all studies related to expanding capacity of existing public facilities and/or services.
4. Through annexation, the Town can capture additional tax revenues and development fees for needed improvements and maintenance that will benefit both existing and new residents. The County gains by having Centreville become a partner in the overall County-wide growth management program.

## **Impacts on Public Facilities**

### **Overview**

1. Population growth will have impacts on public services and facilities provided by the Town. Population growth in Centreville will, in some cases, also impact services and facilities provided by Queen Anne's County. The following table summarizes the estimated potential impacts on public facilities and services (Town and County) associated with Town growth. Infill and redevelopment within Centreville will result in the potential for an additional 731 residential units. The impacts of potential "in-town" growth are summarized in Table A-6. Impacts include total projected dwelling units from infill and redevelopment, projected population increases, sewer and water, as well as other public facilities and services such as schools, libraries, police, recreation land demand, and fire and rescue (emergency services).

**TABLE A-6**  
**Potential Impacts of "In-Town" Growth on Public Facilities & Services**

Classification and standard used	Infill/Redevelopment Areas
Total New Dwelling Units (DU)	731
Single-Family (70% of new DUs in Infill Areas 2 through 5)	310
Multi-Family (Infill Area 1 plus 30% of new DUs in Infill Areas 2 through 5)	421
Total Population Increase (assumes 2.4 persons per household)	1,754
Sewer (gallons per day) GPD (250 per DU)	182,750
Water (gallons per day) GPD (250 per DU)	182,750
School (new students) (.50 per single-family DU; .25 per multi-family DU)	260
-High School (.13 per single-family DU; .08 per multi-family DU)	77
-Middle School (.13 per single-family DU; .08 per multi-family DU)	65
-Elementary School (.24 per single-family DU; .10 per multi-family DU)	116
Library (gross floor area) GFA (.25 sf per unit)	183
Police (personnel) (2.2 officers per 1,000 pop).	4
Recreation Land (acres) (30 acres per 1,000 pop)*	52.62
Fire and Rescue (Emergency Services)	
-Personnel (one per 500 pop)	3.51
-Facilities (gross floor area) GFA (.7 sf per pop)	1,227.8
<b>Sources:</b> <ol style="list-style-type: none"> <li>1. Maryland Department of Planning – MDP: Municipal Growth Element Model (Smart Growth lot size, underbuild assumptions, and recreation land demand);</li> <li>2. Queen Anne's County Department of Land Use, Growth Management &amp; Environment: APFO School Facilities Summary Chart (school enrollment multipliers)</li> <li>3. Maryland Department of the Environment – MDE: Water and Wastewater Capacity Management Plans (sewer and water gpd demand estimates – 250 gpd per dwelling unit);</li> <li>4. American Library Association (library facility square footage multiplier);</li> <li>5. International Association of Police Chiefs (personnel multiplier);</li> <li>6. 2000 U.S. Census for Centreville /Maryland Department of Planning Population Projections;</li> <li>7. International City Management Association. (fire personnel multiplier); and National Planning Standard (fire facility square footage multiplier).</li> </ol>	

\* Recreation land standard represents land provided by State, County, and Town.

2. Beyond the impacts of potential infill development or re-development of lands within the current corporate limits, growth in designated areas for future annexation will also prompt demands on public facilities and services. Additional growth is anticipated in areas for potential annexation shown on Figures 11 and 12 as "Growth Areas". Potential growth in these areas could represent an additional 4,697 residential units through future annexation over time.
3. Table A-7 reflects the potential impacts that development in future growth and annexation areas may have on sewer and water system demands, as well as demands on other public facilities and services such as schools, libraries, police, recreation land demand, and fire and rescue (emergency services).

**TABLE A-7**  
**Potential Impacts of future growth in designated**  
**Growth Areas on Public Facilities & Services**

Classification and standard used		Infill/Redevelopment Areas
Total New Dwelling Units (DU)		4,967
Single-Family (70% of new DUs in Growth Areas)		3,477
Multi-Family (30% of new DUs in Growth Areas)		1,490
Total Population Increase (assumes 2.4 persons per household)		11,921
Sewer (gallons per day) GPD (250 per DU)		1,241,750
Water (gallons per day) GPD (250 per DU)		1,241,750
School (new students) (.50 per single-family DU; .25 per multi-family DU)		2,111
-High School (.13 per single-family DU; .08 per multi-family DU)		571
-Middle School (.13 per single-family DU; .07 per multi-family DU)		556
-Elementary School (.24 per single-family DU; .10 per multi-family DU)		984
Library (gross floor area) GFA (.25 sf per unit)		1,241.75
Police (personnel) (2.2 officers per 1,000 pop).		26
Recreation Land (acres) (30 acres per 1,000 pop)*		357.63
Fire and Rescue (Emergency Services)		
-Personnel (one per 500 pop)		24
-Facilities (gross floor area) GFA (.7 sf per pop)		8,344.7
<b>Sources:</b>		
1. Maryland Department of Planning – MDP: Municipal Growth Element Model (Smart Growth lot size, underbuild assumptions, and recreation land demand);		
2. Queen Anne's County Department of Land Use, Growth Management & Environment: APFO School Facilities Summary Chart (school enrollment multipliers)		
3. Maryland Department of the Environment – MDE: Water and Wastewater Capacity Management Plans (sewer and water gpd demand estimates – 250 gpd per dwelling unit);		
4. American Library Association (library facility square footage multiplier);		
5. International Association of Police Chiefs (personnel multiplier);		
6. 2000 U.S. Census for Centreville /Maryland Department of Planning Population Projections;		
7. International City Management Association. (fire personnel multiplier); and National Planning Standard (fire facility square footage multiplier).		

\* Recreation land standard represents land provided by State, County, and Town.

4. A review of Tables A-6 and A-7 indicate that the implications of growth on the Town will be substantial at build-out. For example, as indicated in Tables A-4 and A-5, the combined impacts of growth through infill and potential future annexations will result in an increase of up to 2,371 new students in the County School system, with an estimated 1,061 new elementary school students requiring classroom space at Centreville Elementary School. While such impacts are substantial, they represent projections for demands and impacts at build-out, which can be expected over a period in excess of 50 years.
5. Table A-8 provides a more realistic assessment of impacts that might be anticipated within a 20-year planning horizon based on the rate of growth projected over the next 20 years as identified earlier in this Chapter and in Chapter 3. It is projected that Centreville's population will have increased to 6,110 by 2030, which is a 3,450 person increase since the Maryland Department of Planning estimate of 2,660 in 2005. The projection methodology used throughout this Plan assumes that the high growth increase and trends experienced from 2000 to 2005 will continue.

**TABLE A-8**  
**Potential Impacts of future growth over the 20-year planning**  
**horizon on public facilities & services (includes infill and growth in designated Growth Areas)**

Classification and standard used	Infill/Redevelopment Areas
Total New Dwelling Units (DU)	1,437
Single-Family (70% of new DUs in Growth Areas)	1,006
Multi-Family (30% of new DUs in Growth Areas)	431
Total Population Increase (assumes 2.4 persons per household)	3,450
Sewer (gallons per day) GPD (250 per DU)	359,250
Water (gallons per day) GPD (250 per DU)	359,250
School (new students) (.50 per single-family DU; .25 per multi-family DU)	611
-High School (.13 per single-family DU; .08 per multi-family DU)	166
-Middle School (.13 per single-family DU; .07 per multi-family DU)	161
-Elementary School (.24 per single-family DU; .10 per multi-family DU)	284
Library (gross floor area) GFA (.25 sf per unit)	359.25
Police (personnel) (2.2 officers per 1,000 pop).	8
Recreation Land (acres) (30 acres per 1,000 pop)*	103.5
Fire and Rescue (Emergency Services)	
-Personnel (one per 500 pop)	7
-Facilities (gross floor area) GFA (.7 sf per pop)	2,415
<b>Sources:</b>	
1. Maryland Department of Planning – MDP: Municipal Growth Element Model (Smart Growth lot size, underbuild assumptions, and recreation land demand);	
2. Queen Anne's County Department of Land Use, Growth Management & Environment: APFO School Facilities Summary Chart (school enrollment multipliers)	
3. Maryland Department of the Environment – MDE: Water and Wastewater Capacity Management Plans (sewer and water gpd demand estimates – 250 gpd per dwelling unit);	
4. American Library Association (library facility square footage multiplier);	
5. International Association of Police Chiefs (personnel multiplier);	
6. 2000 U.S. Census for Centreville /Maryland Department of Planning Population Projections;	
7. International City Management Association. (fire personnel multiplier); and National Planning Standard (fire facility square footage multiplier).	

\* Recreation land standard represents land provided by State, County, and Town.

### **Water and Wastewater Facilities**

1. A detailed inventory of the existing water and sewerage facilities and available drinking water supply sources, are contained in Chapter 5 and the Water Resources Element. These sections also provide detailed recommendations and improvement plans, as well as methods for financing the expansions. The following highlights system capacity and key recommendations.

#### **Water**

1. The Town has three wells and three water storage tanks with a total storage capacity of 600,000 gallons. The Town is currently in the process of locating an additional 600,000 gallons of storage be provided, totaling 1,200,000 gallons of storage. The Town is also evaluating the distribution system to determine if any improvements are necessary for domestic and fire flow needs.
2. The Town intends to seek funding through the Maryland Department of Environmental Revolving Loan Fund and other funding for the new storage tank, as well as for any distribution improvements as necessary. The distribution and storage provided for the Growth Areas should be master planned with the cost of said storage being borne by those proposing annexation.

#### **Wastewater**

1. The Centreville wastewater treatment plant relies on a combination of winter stream discharge and spray application on a Town-owned field on the north side of Rte. 305 (Hope Road). The system is operating at a high level of efficiency. The rated capacity of the plant is 500,000 gpd, although the Town is currently seeking approval to increase the land application site from 500,000 gpd to for 542,000 gpd. Current flow to the plant is approximately 400,000 gpd. The treatment plant can be readily expanded to treat approximately 750,000 gpd with minor improvements. With more substantial improvements, the treatment plant can be expanded to

treat approximately 1,000,000 gpd. The limiting factor in expanding the capacity of the treatment plant is land availability for land application.

2. The Town is currently pursuing acquisition of additional lands for land application, as well as investigating the possibility of increasing the stream discharge. As development is proposed in the Growth Areas, the Town should require that each new development provide at least as much land as is needed to accommodate the land application and storage needs of the development. As with the water system recommendations, the land application and storage systems provided for new development in the Growth Areas should be master planned as much as possible to decrease number of satellite systems.

#### **Water and Wastewater Needs Analysis**

1. Table 5-1, located at the end of chapter 5, identifies the future water and wastewater needs of the Town based on the development potential for significant lands within the current Town Limits and on the residential development potential of the Growth Areas as identified in Chapter 4. While the Town needs to expand its wastewater treatment and disposal system to meet previous commitments and for infill development, it is clear from the Table that the vast majority of the future wastewater needs of the Town will be driven by development within the Growth Areas currently outside Town limits.
2. Table 5-1 also includes 200,000 gallons per day (gpd) of wastewater flow as an assumed need for future commercial/industrial development to serve the needs of the Town. The total future water and wastewater needs of the Town based on the Land Use Concepts in Chapter 4 are approximately 1,915,910 and 1,624,500 gpd, respectively. This build-out analysis will serve as the basis for identifying the future water and wastewater needs of the Town.
3. The projected growth within this planning horizon of 20 years will increase the total demand for both water and sewage treatment generated over the next 20 years by the town will require an additional 359,250 gpd. It is assumed that both the sewage generation and water needs of each household are 250 gallons per day (gpd), as per standards used by the Maryland Department of the Environment (1,437 households x 250 gpd).
4. As evident herein and Chapter 5 and the Water Resources Element, the Town is in the process of addressing issues with the existing and future the water supply, storage and distribution system as well as wastewater collection, treatment and disposal.

#### **Schools**

1. Centreville is located within the Queen Anne's School District. There are four public schools located in or near Centreville: Centreville Elementary School, Kennard Elementary School, Centreville Middle School and Queen Anne's County High School. Population and enrollment projections, as well as facility needs are provided in the Board of Education of Queen Anne's County Educational Facilities Master Plan, June 2008.
2. The growth of Centreville over the next 20 years will have manageable impacts on the Centreville Elementary, the Kennard Elementary School, the Centreville Middle School and the Queen Anne's High School. The student yield from the 1,437 units projected to be approved and built over the next 20 years is estimated per school as follows:

o Centreville Elementary (K-2)	
o & Kennard Elementary (3-5)	284
o Centreville Middle (6-8):	161
o <u>Queen Anne's High (9-12):</u>	<u>166</u>
<b>Total:</b>	<b>611</b>

These estimates are then compared to the State Rated Capacity of each school to determine the impacts.

#### ***Centreville Elementary***

1. Per the County Educational Facilities Master Plan, the Centreville Elementary school is currently 90% utilized of the State Rated Capacity of 550, with 499 students enrolled (2009, FTE). The Elementary School's portion of the projected 284 new students will increase the utilization to well over the rated capacity. According to the Board of Education in 2008, the utilization is projected to be 135% by 2017. Upcoming updates of the Master Plan will need to address capacity increase of the facilities to accommodate future growth.

#### ***Kennard Elementary***

1. Per the County Educational Facilities Master Plan, the Kennard Elementary school is utilized beyond capacity at 105% of the State Rated Capacity of 447 with 472 enrolled students (2009 FTE). The Middle School's portion of the projected 284 new students will increase enrollment to well over the rated capacity. According to the Board of Education in 2008, the utilization is projected to be 154% by 2017. Per the Master Plan, a request for planning and funding for FY 2009 was made to the state and deferred due to fiscal constraints. Upcoming updates of the Master Plan will need to address capacity increase of the facilities to accommodate future growth.

#### ***Centreville Middle School***

1. Per the County Educational Facilities Master Plan, the middle school is presently 75% utilized of the State Rated Capacity of 659, with 497 enrolled students (2009 FTE). The projected 161 new students will increase enrollment to 658 within 20 years, increasing the utilization to just equal to the rated capacity. According to the Board of Education in 2008, the utilization is projected to be 99.9% by 2017. Upcoming updates of the Master Plan will need to address capacity increase of the facilities to accommodate future growth.

#### ***Queen Anne's High School***

1. Per the County Educational Facilities Master Plan, the high school is presently utilized 95% of the State Rated Capacity of 1,263, with 1,211 enrolled students (2009 FTE). The projected 166 new students will increase enrollment to 1,377 within 20 years, increasing the utilization to 116%. According to the Board of Education in 2008, the utilization is projected to be 92% by 2017. The existing building is anticipated to continue to house high school students for years to come; however, both existing high schools in the District are over capacity and the need for a third high school is in the District's future. A request for FY 2011 has been submitted in the District's Capital Improvement Program request.

#### ***Fire and Police Protection***

1. The current police force in Centreville is made up of ten individuals: a Chief, Lieutenant, Sergeant, six additional sworn officers, and a Secretary. They are headquartered on the east side of Commerce Street north of the CBD and adjacent to the Public Works yard. Recent growth has extended the Town geographically to the north and south. Future growth areas will expand the boundaries to the east and west.
2. The Town Police force should be reevaluated on a regular basis for its ability to serve the growing community. The projected 3,450 additional people projected in Centreville over the next 20 years will place additional demands on local public safety and police resources. Based on actual data provided by the Department of Justice, a publication entitled *Police Officer to Population Ratios, Bureau of Justice Statistics Data*, published by the International Association of Chiefs of Police (IACP), states that in 2003, communities utilized 2.2 full time officers per 1000 people served in communities with populations between 2,500 to 9,999 people. Based on that ratio, an additional 8 full time police officers would be needed to serve the additional 3,450 people. The IACP cautions, however, against using said ratio in making staffing decisions,

stating in the above-mentioned publication, *"Defining staffing allocation and deployment requirements is a complex endeavor which requires consideration of an extensive series of factors and a sizable body of reliable data."*

3. Emergency response services such as firefighting, medical service and rescue are presently served by the Goodwill Fire Company, located on Broadway, west of Liberty Street. This is a company with modern facilities and equipment, operated by a group of about 40 volunteers. The Emergency Medical Services component is made up of about 25 members, both volunteer and paid crew.
4. As growth occurs in each direction from the central core of Centreville, new demands will be placed on the Fire Company. The ability of the Fire Company as presently configured to serve the growing community will need to be evaluated over the coming years.
5. A national standard used by the International City Management Association when calculating needs for fire protection and rescue personnel is 1 per every 500 persons. The fire facility square footage multiplier of 0.7 gross floor area (GFA) per person was used to calculate facility needs. Based on these standards, 7 additional emergency service personnel and an additional 2,415 GFA would be needed for fire and rescue services.
6. Consideration may need to be given to a secondary location. Service agreements with other companies in Queen Anne's County may offset the geographic expansion of the Town. An additional recommendation involves consideration of new funding sources. As growth occurs, the Fire Company may wish to evaluate with the Town the imposition of impact fees based on numbers of new residential units.
7. Centreville's assessable tax base increases due to population and/or business growth, emergency services funding should correspondingly increase to support the additional demand for services, thus ensuring adequate emergency services and personnel for the future are commensurate with increased population. The town and county may need to monitor this funding source in the future to assure its adequacy.

### **Library Services**

1. Centreville is served by the central location of the Queen Anne's County Free Library, which meets the needs of the Town and surrounding areas. An American Library Association standard suggests 0.25 square feet of library space for each residential dwelling. By that standard, population growth in Centreville over the next 20 years would necessitate an increase of 359.25 square feet of library space. This modest demand should not prompt needs for expansion of facilities over the next 20 years.

### **Parks and Recreation**

1. Centreville owns only two parks and one of those is less than an acre in size. The other, Mill Stream Park, is six acres in size and is located outside of the central core of Town. This park has many features that make it a valuable recreation site for Centreville. There is a walking trail along the banks and over boardwalks connecting the park to the Wharf area where Mill Stream joins the Corsica River. The park itself contains a pavilion, picnic tables, and a play equipment area.
2. A current concern is the limited area of municipally owned parks in the Town and the geographic distribution. However, it noted that residents have access to several school facilities for recreational opportunities. In addition, several of the new residential developments recently annexed into the Town contain their own open space and recreation areas.

3. A State standard recommends 30 acres of parkland per 1,000 persons. The 3,450 additional persons in the town in the 20-year planning horizon will generate a need for 103.5 additional acres of parkland.
4. As growth occurs, the demand for an additional 103.5 acres of parkland will need to be assessed by both town and county officials. Some portion of this parkland may be provided by the town as development occurs through mandatory requirements for dedication of recreation lands as a condition of development approval or an alternative requirement for payment of a fee-in-lieu of dedication for use by the town to purchase land. Some portion of the demand for recreation land should be shared by the county, since Centreville could serve as a center for recreation land and facilities that are used by county residents. Additional discussion and recommendations are provided in Chapter 5.

#### **Additional Facility Needs**

1. The Town also recognizes that any gain in population will require an equivalent increase in municipal meeting space, Town administrative staff, and municipal services (street repairs, trash collection, etc.). The existing Town Hall may prove to be limited in its size to handle these functions in the future.
2. A review of staffing levels for both administrative and public works employees should be conducted periodically (or every five years) to determine adequacy. Expansions of the Town Hall, Town staff, and municipal services can be made and funded as the assessable tax base in the Town expands and may be considered in conjunction with planning for a community center and meeting center to satisfy all needs under one roof.
3. In the future, large-scale developments with significant potential impacts will be required to conduct a fiscal impact analysis to determine if revenues will cover the cost of public services and facilities. If a shortfall is determined, the Town will require a Developer Rights and Responsibilities Agreement (DRRA) that includes offsetting fees, or may enact appropriate impact fees.

#### **Recommendations to Mitigate the Impacts of Growth**

1. Providing for the future growth of the Town is one of the most important functions of a Community Plan. Figure 12, Future Town Growth Areas and Greenbelt illustrates the growth areas of the Town. As has been discussed in earlier sections of this chapter, the promotion of infill development on existing Town parcels and the redevelopment of declining properties should be ongoing. While these in-town parcels will not supply enough land for all future growth, they will contribute to growth accommodation, with land that is already served with adequate infrastructure and services. However, it will be necessary to expand the confines of Centreville to accommodate populations that have been projected to occur in and around the Town. It is the intent of the Centreville Community Plan to offer an orderly progression of future land development to geographically relate to the Town and its services. The number of dwelling units projected for all of the Growth Areas is considerably larger than the current Town development and should be viewed as a long-range plan that, if it occurs, will be many years into the future and after future updates to this Community Plan.

#### **Greenbelt**

1. A major concept discussed in Chapter 4 – Land Use Concept and shown in Figure 12 (Future Town Growth Area and Greenbelt) is that of a greenbelt. A greenbelt is an undeveloped area of land that generally encircles areas of development that may serve as a transition between differing land uses. In this case, a greenbelt is being proposed around the Growth Areas that will in the future define the edges of Centreville and provide a green, natural area between the Town and the unincorporated portions of Queen Anne's County.

2. The proposed greenbelt will be capable of performing several different functions. The greenbelt will act as a transitional zone and define the edge of the inner area, in this case the outer limits of Centreville. A system of linked parcels in a greenbelt around the Town's Growth Areas may also partially serve as spray irrigation fields and agriculture. Another potential use for the greenbelt lands is that of passive recreation. Various techniques for preservation and recommendations for use of Greenbelt parcels are discussed Chapter 4.

### **Protection of Sensitive Areas**

1. Figure 7 (Natural Resources Map) shows the location of environmentally sensitive areas in Centreville and on surrounding lands. This map shows only the general locations of these features as identified by the Maryland Department of Natural Resources (DNR).
2. Centreville and Queen Anne's County both have extensive existing policies and regulations designed to protect and conserve environmentally sensitive areas. Both jurisdictions have adopted Chesapeake Bay Critical Areas Programs and Ordinances, which comply with State law and have been approved by the Maryland Critical Area Commission. Both jurisdictions have adopted forest conservation ordinances, which are approved by the State. Both jurisdictions have approved stormwater management and floodplain ordinances. In addition, there are Federal and State regulations in place, which protect tidal and non-tidal wetlands located in and around Centreville. The State also regulates groundwater protection and water quality. Agricultural lands intended for protection are designated as Greenbelt in Figure 12.
3. Specific policies, objectives and recommendations for preservation of the environmental features and adjacent lands are addressed in Chapter 2 – Community Profile, Chapter 4 – Land Use Concept, and Chapter 6 – Sensitive Areas Protection.

### **Managing Development Form and Character**

1. It's small town characteristics include a historic central business district, surrounding commercial businesses, and residential communities. The size of Centreville and the grid street pattern make vehicular and pedestrian circulation convenient. Issues facing the Town are the condition of buildings in several sectors, the availability of parking, and decentralization of the Town by new commercial developments on its periphery. Retention of the high quality aspects of Centreville will entail ensuring that infill and redevelopment of land within the Town occurs in a positive manner and contributes to the community visually, functionally, and economically. The Central Business District needs to focus on diversity of uses to create a balanced community. Techniques such as adopting a Main Street Program should be investigated for potential benefits to the Town.
2. Future growth has been projected to occur in phases, growing outward from the Town Center. Expanded development areas should be designed to amplify the qualities of Centreville and be connected to it by a network of greenways and collector roads. Recommendations have been made to use design standards for future development and specifically to incorporate neo-traditional development standards in order to preserve open space and create sustainable communities. Centreville should encourage residential development that is affordable to all citizens. Growth of residential, commercial, and industrial areas will occur and the Town needs to be mindful of its commitment to make the Centreville of the future as good a place in which to live and work as it has been.

### **Land Use Planning & Zoning**

1. The single most important implementation tool for accomplishing recommendations of this Plan of the Community Plan is the Centreville Zoning Ordinance. As described in Table 4-1, the Ordinance establishes residential, commercial, and industrial zoning districts. In addition, this Community Plan recommends many land uses and related design standards that do not

currently exist in the Town Zoning Ordinance or are in need of modification. Those being recommended include the following:

- **Traditional Neighborhood Development (TND).** The distinguishing features of a TND are grid street patterns, shallow front yards, use of alleys for rear access, significant public open spaces, and a strong pedestrian orientation. This form of development is highly compatible with small, traditional towns and is readily adaptable to both infill and contiguous growth areas. Implicit to TND development are design standards, since the bulk and area regulations of traditional zoning districts will not accomplish what is desired in the proposed Growth Areas. Design standards provide parameters for many physical attributes of land development, both residential and nonresidential. Design guidelines should address the physical qualities of proposed TND development, including building massing, façade materials, circulation, street furniture, parking, lighting, signage, and other features. Design aspects subject to standards could be density, street and alley pattern, lot orientation and configuration, architectural character, building and trim materials, street furniture, landscaping, fencing, buffering, signage, and other similar aspects of the physical layout of a community.
- **Mixed-Use Development (MUD).** The intent of the MUD is to have an urban character, where residents can walk to nearby services, offices, and employment. Its intended location contiguous to the CBD is the basis for the intended density and the character of development. Design standards will be necessary to integrate multiple residential forms and any commercial development. Similar to the other proposed zoning districts, design guidelines will be needed to address those aspects of a MUD that make it part of the urban pattern. The guidelines should address circulation, paving materials, landscaping and buffering, lighting, and signage.
- **Planned Unit Development (PUD).** The proposed PUD zoning district is intended to have wide application in the implementation of the future Growth Areas. Development is intended to include a variety of residential housing forms and in some limited cases, commercial uses. Cluster forms of layout should be required. The current Town Zoning Ordinance includes a PUD district as a Floating Zone permitted in the R-1, R-2, and R-3 districts. It is the intent of this Community Plan to create a PUD zoning district as a primary district that would allow various combinations of housing and limited nonresidential uses according to established standards. Standards would need to be created to allow for a mixture of housing types and limits for nonresidential uses.
- **Central Business District (CBD).** The current Centreville Zoning Ordinance contains a Central Business District (CBD) zoning district. It permits a variety of uses, including apartments with commercial uses on the ground level. This Plan proposes revisions to the CBD primary zoning district that will accommodate the uses noted above in a form consistent with the existing pattern of development in the mapped area. Area standards and design guidelines will be needed to address building massing, lot placement, and other site design issues. The major modification to the CBD district is the establishment of design guidelines to perpetuate the historic character expressed in the district, through building massing, materials, façade treatments, and relationship to the street pattern.
- **Mixed-Use Corridor (MUC).** It is intended that most of the commercial and institutional uses supporting that growth continue to be centralized in Centreville, including its Business Park. This Plan recommends that the Town consider the adoption of a Mixed-Use Corridor zoning district for this corridor that would provide for residential, commercial, residential units over commercial uses, service uses, and institutional uses. Of considerable importance to the concept of mixed use is design control. Standards for development should be included with the Mixed-Use Corridor district to ensure compatibility of uses,

buffering where necessary, standardization of street furniture, landscaping and lighting, façade materials, and building massing. Implementation of a Mixed-Use Corridor district along Rte. 304 east of Centreville will require the cooperation and coordination of Centreville, Queen Anne's County, and the Maryland Department of Transportation.

2. This Community Plan recommends that future development within the Town and its adjacent Growth Areas occur in a manner consistent with these proposed zoning districts, which are described in further detail in Chapter 4 – Land Use Concept.

#### **The Relationship of Long-Term Development Policy to a Vision of the Municipal Corporation's Future Character**

1. The overall vision of Centreville's growth and development in coming decades is that of steady growth, with mixed-use and mixed-residential that will continue to be heavily influenced by development pressures on the Eastern Shore. The long-term development policy envisions an orderly outward expansion as shown in Figure 12, Future Town Growth Areas and Greenbelt. It also recommends that future development be consistent with density criteria for Priority Funding Areas in order to reduce sprawl development, maintain eligibility for state funding where necessary and ensure the efficient use of this land.
2. This Plan addresses the primary concerns for the future, which are having sufficient infrastructure available to accommodate this growth, protecting the environment and providing a desirable quality of life for residents of the town.
3. This Plan further outlines the types and scale of infrastructure and other impacts that can be expected from the 3,450 persons projected to move to Centreville over the next 20 years. This Municipal Growth Element provides the background against which recommendations for the future development of the town are generated.